Verified RealEstate™

REFERENCE
SWP/BPA/013851/2023

ISSUED
20 September 2023

PP APPROVAL RECORD

Planning Permission

Tenkasi

Tenkasi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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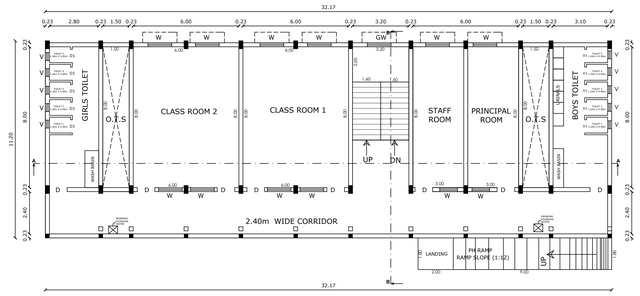
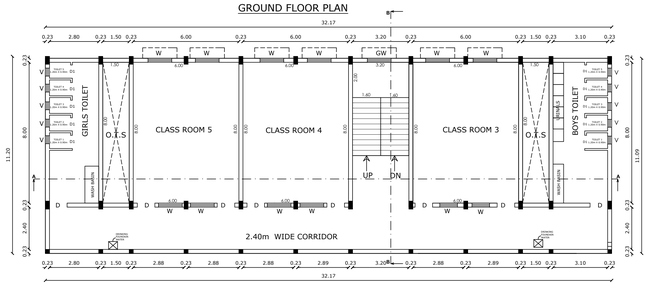
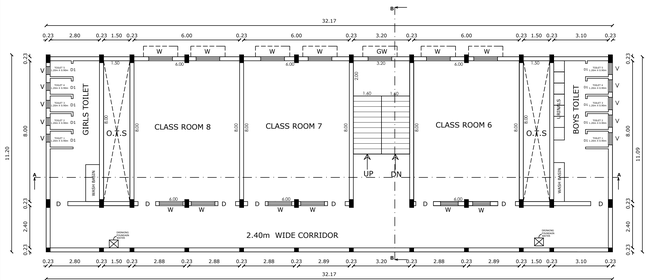
DIGITALLY VERIFIED RECORD



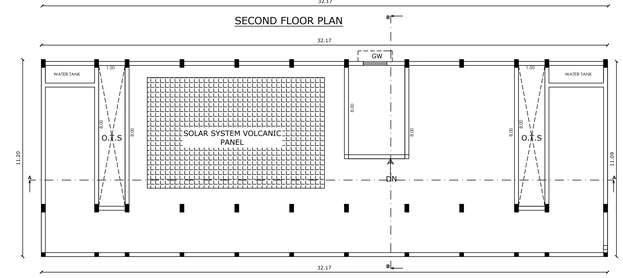
GROUND FLOOR PLAN



FIRST FLOOR PLAN

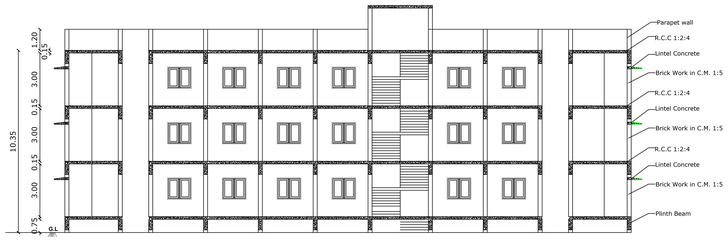


SECOND FLOOR PLAN

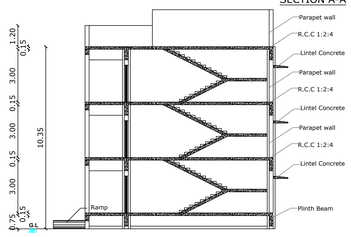


TERRACE FLOOR PLAN

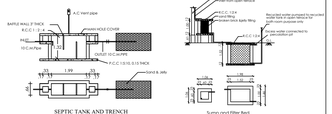
ELEVATION



SECTION A-A



SECTION B-B



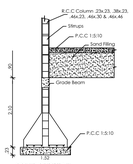
SEPTIC TANK AND TRENCH

Sump and filter Bed

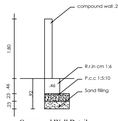
SAND BUCKET DETAILS

FIRE EXTINGUISHER CYLINDER

STAIR

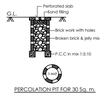


COLUMN DETAIL
SCALE (1:50)

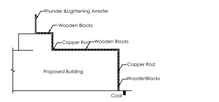


Compound Wall Detail
SCALE: (1:50)

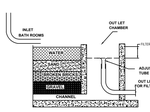
RAINWATER HARVESTING



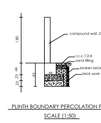
PERCOLATION PIT FOR 30 Sq.m.
(NOT FOR SCALE)



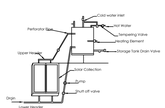
Details of Thunder & Lightening Arrester



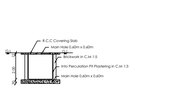
BATH WASTE WATER RECYCLE BED



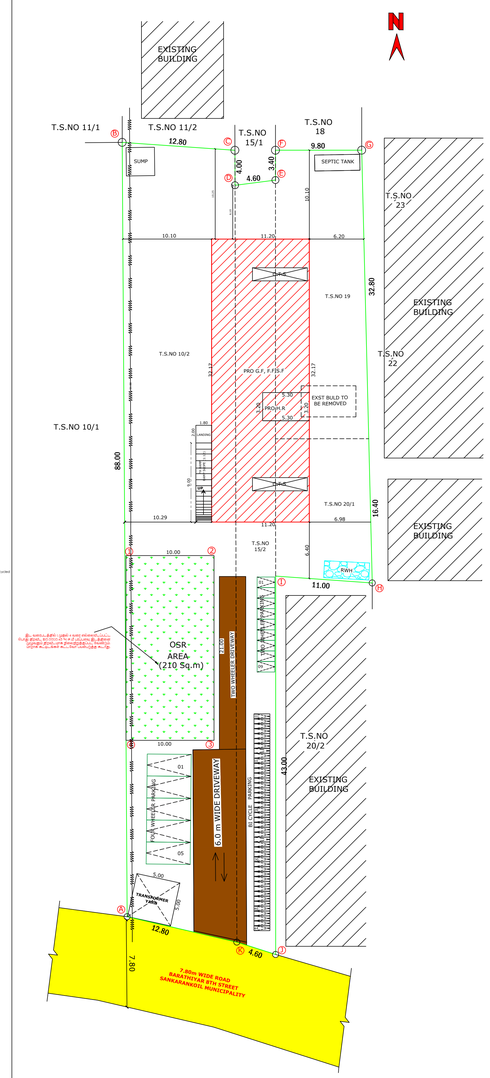
PLINTH BOUNDARY PERCOLATION PIT
SCALE (1:50)



Details Of Solar Water Heater (NTS)



WATER SUMP



SITE PLAN
1:200

PLAN SHOWING THE PROPOSED CONSTRUCTION OF SCHOOL BUILDING NAMED AS "SIVA MATRICULATION SCHOOL" AT T.S.NO 10/2,15/2,19,20/1 IN STREET,WARD:B, BLOCK NO:17, SANKARANKOIL VILLAGE, SANKARANKOIL MUNICIPALITY, SANKARANKOIL RAILWAY AREA D.D.P, SANKARANKOIL TALUK, TENKASI DISTRICT.

நிபந்தனைகள்:-
★ இம் வரைபடத்தில் 1 ஏரா 4 வை விண்ணப்பிக்கப்பட்ட மொத்த நிலம். 210.00 (10.43%) சதவீதம் பொதுவான இடத்தினை முழுமுதல் நிலம் ஒப்படைத்தல். வேண்டும். மாநில கட்டிட விதி பயன்படுத்தப்படுகிறது.

SCHEDULE OF JOINERY (HIGH FIRE RESIDENCE MATERIAL)

D	Door	1.00 x 2.10
D1	Door	0.60 x 2.10
W	Window	1.00 x 1.20
V	Ventilator	0.60 x 0.60

OSR CALCULATION

Site Area = 2012.00 sq.mt
(10% of the OSR to be Provided in site Area)
OSR = 2012.00 X 0.10
= 201.20 Sq.mt
Provided OSR Area = 210.00 Sq.mt (10.43%)

NOTE:
Close Circuit Television (CCTV) Unit shall be installed by the Owner of the Building as per Annexure XXI in TNCDBR

FLOOR AREA RATIO

$$= \frac{G.F + F.F + S.F}{SITE\ AREA}$$

$$= \frac{336.31+336.31+336.31}{2012.00}$$

$$= \frac{1008.93}{2012.00} = 0.50 < 2.00$$

PROPOESD PARKING DETAILS

SCHOOL BUIDLING :

500 SQ.M = 1 CAR
50 SQ.M = 1 TWO WHEELER
10 SQ.M = 1 CYCLE

CLASS ROOM AREA = 432.00 SQ.M

$\frac{432}{50}$ = 8.64 = 9 NOS Required

$\frac{432}{10}$ = 43.2 = 44 NOS Required

AVAILABLE PARKING AREA:

CAR PARKING - 05
TWO WHEELER PARKING - 09
CYCLE PARKING - 44

SANITARY DETAILS

CLASS ROOM AREA - 432.00 Sq.Mt
TOTAL NUMBER OF STUDENTS - 360 Nos
TOTAL NUMBER OF CLASS ROOM - 9 Nos

Boys - 180 Nos Girls - 180 Nos

S.No	SANITARY DETAILS	REQUIRED		PROVIDED		TOTAL
		Boys	Girls	Boys	Girls	
1	WATER CLOSET	5	8	15	15	30
2	URINALS	9	-	15	-	15
3	WASH BASINS	9		9		9
4	DRINKING WATER FOUNTAIN	8		8		8
5	CLEANER'S SINK	3		3		3

NOTE:
* Exhaust Fan to be provided
* Storm Water drainage system to be provided
* Rain Water Harvesting / Conservation of Rain Water Structures to be provided
* Bath and wash basin water treated and shall be reused for toilet and gardening purpose
* Rain Water Recycling System to be provided
* Fire protecting and Fire Extinguisher System to be provided .
* Emergency Alarm to be provided
* Solar Photovoltaic Panels provided
* Lightening protection to be provided
* Solar Assisted Water heating system to be provided
* Solid waste tub to be provided
* Drinking water Facilities to be provided
* Acoustics, Sound insulation and noise control system to be provided
* Building to be designed for handicapped people

ALL DIMENSIONS ARE IN METER

SITE AREA DETAILS

S.NO	T.S.NO	As per Document		As per TSLR	Super imposed
		Document No	SQ.M		
1	10/2	2769/2018	1118.00	1118.00	1118.00
2	15/2	2769/2018	395.00	395.00	395.00
3	19	2769/2018	334.00	334.00	334.00
4	20/1	2769/2018	165.00	165.00	165.00
	Total	2012.00	2012.00	2012.00	2012.00

AREA STATEMENT

PARTICULAR	SQ.MT	SQ.FT
GROUND FLOOR	336.31	3620.04
FIRST FLOOR	336.31	3620.04
SECOND FLOOR	336.31	3620.04
HEAD ROOM	25.60	275.56
TOTAL	1034.53	11135.68

FSI AREA CALCULATION

PARTICULAR	INSTITUTIONAL		TOTAL BUILTUP AREA
	FSI AREA	NON FSI AREA (HEADROOM&OTS)	
GROUND FLOOR	336.31	24.00	360.31
FIRST FLOOR	336.31	24.00	360.31
SECOND FLOOR	336.31	24.00	360.31
HEAD ROOM	--	25.60	25.60
TOTAL	**1008.93**	**97.60**	**1106.53**

SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
DRIVE WAY
OSR

DISTRICT TOWN AND COUNTRY PLANNING OFFICE, TENKASI DISTRICT

OFFICE USE:-

REGISTERED ENGINEER

S.ELANGAMARAN M.E.,,
Govt Registered Engineer Class-01
REG-GE-01/2016/01/0101/2012
MD Computer Building Station South Side
Sankarankoil-627855
Mob:9751070350

REGISTERED STRUCTURAL ENGINEER

Dr. A.Arul Mozhi Engineer M.E.,M.Phil.,Ph.D.,MIAHE,
Reg:-Gr4/3326/MAY/2013/MS
DSR Builders & Structural Consultancy
Head Ofnce, Anil Electronics Complex
Sankarankoil-627 756.
Mob: 9003944095

REGISTERED CONSTRUCTION ENGINEER

M. Muthukumar B.Sc.,B.E.,LLB
Registered Construction Engineer (Class-I)
Reg:-CE-01/2016/01/0101/2012
Sri Ganesh Building Station
Thenkasi Road Kattaiyam (P) 627856
Mob:9003944095

APPLICANT

கவ/தொமாநஇஇ அ.எண்: **SWP/ 15 /2023**
[ONLINE APPLICATION: SWP/BPA/0013851/2023]

ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING,
TENKASI

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

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FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.